073.0	0001	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,200 / 931,200
					USE VALUE:	931,200 / 931,200
					ASSESSED:	931,200 / 931,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALUSTIAN ROBERT JAMES
Owner 2:	
Owner 3:	
Street 1:	38 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,728 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Clapboard Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8728.000	446,300	7,600	477,300	931,200
Total Card	0.200	446,300	7,600	477,300	931,200
Total Parcel	0.200	446,300	7,600	477,300	931,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.09 | /Parcel: 314.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46159

GIS Ref

GIS Ref

Insp Date 09/08/18

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	446,300	7600	8,728.	477,300	931,200	931,200	Year End Roll	12/18/2019
2019	101	FV	348,900	7900	8,728.	443,200	800,000	800,000	Year End Roll	1/3/2019
2018	101	FV	348,900	7900	8,728.	443,200	800,000	800,000	Year End Roll	12/20/2017
2017	101	FV	348,900	7900	8,728.	388,600	745,400	745,400	Year End Roll	1/3/2017
2016	101	FV	348,900	7900	8,728.	354,600	711,400	711,400	Year End	1/4/2016
2015	101	FV	344,800	8100	8,728.	313,600	666,500	666,500	Year End Roll	12/11/2014
2014	101	FV	344,800	8100	8,728.	296,600	649,500	649,500	Year End Roll	12/16/2013
2013	101	FV	344,800	8100	8,728.	282,300	635,200	635,200		12/13/2012

!6139!

PRINT

Date	Time
12/10/20	20:56:50

LAST REV

Date	Time
10/04/18	18:06:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALUSTIAN EDWAR	21828-185		3/10/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	372	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8728		Sq. Ft.	Site		0	70.	0.78	12									477,288						477,300	

Total AC/HA:	0.20037	Total SF/SM:	8728	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	477,288	Spl Credit		Total:	477,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07134831
Const Adj.:	0.99989998
Adj $ / SQ:	133.905
Other Features:	98240
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499181
Depreciation:	52913
Depreciated Total:	446268

COMMENTS

SCUTTLE HOLE NO ACCESS TO BACK.
OF=WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

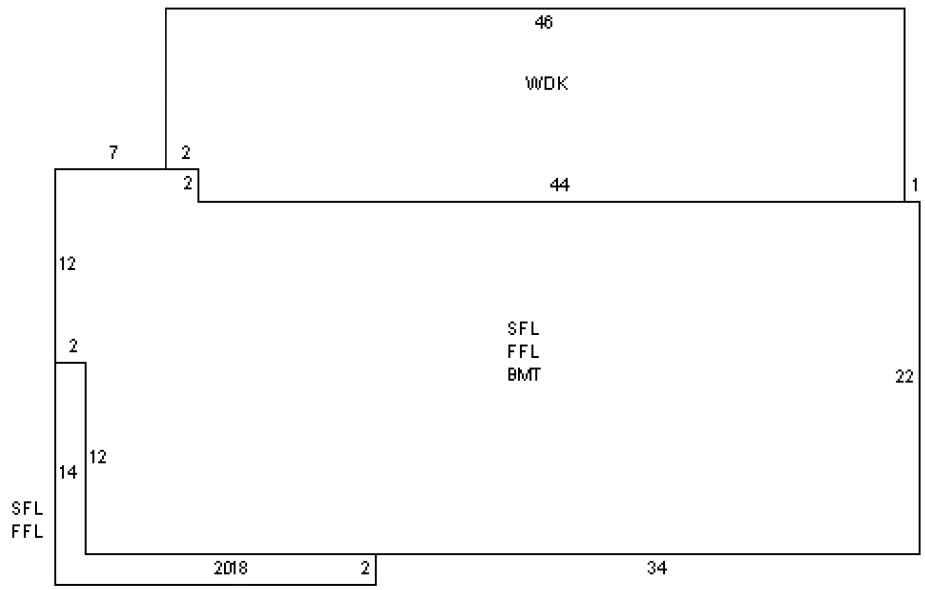
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.91
Special Features:	0	Val/Su Net:	105.71
Final Total:	446300	Val/Su SzAd	179.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	133.910	166,846
SFL	Second Floor	1,246	133.910	166,846
BMT	Basement	1,182	53.270	62,962
WDK	Deck	548	7.820	4,288

Net Sketched Area:	4,222			Total:	400,942
Size Ad	2492	Gross Are	4222	FinArea	2965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16x32	A	AV	1990	18.09	T	23.2	101			7,100			7,100
19	Patio	D	Y	1	6X20	A	AV	1990	5.38	T	23.2	101			500			500
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	7,600	Total Special Featues:		Total:	7,600